

CONDITIONS OF APPROVAL

Minor Land Division Amendment No. 98-0836

Applicant: Hamilton Swift Lane Use and Development Consultants

Property Owners: Henry and Helen Mello

Assessor's Parcel Nos.: 050-391-01, 02, 03, 04

Property Location and Address: 499 Green Valley Road, Watsonville

Planning Area: Pajaro Valley

Exhibits:

A. Map of proposed agricultural buffer setbacks (Attachment 5)

- I. This permit amends Agricultural Buffer Determination 96-0025 and corrects the map associated with Minor Land Division 96-0501, which authorized the creation of four single-family residential parcels and a remainder lot. Prior to exercising any rights granted by this permit, including, without limitation, issuance of any building permit on the subject parcels, the owner shall sign, date and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- II. The building envelopes shall be located so as to conform to the required setbacks for the zone district and the minimum agricultural buffer setbacks measured from the northern edge of each of the proposed building envelopes to the southern property line of the adjacent "CA-L" zoned parcel as follows:
- A. Parcel 1: 20 feet for non-habitable structures and 39 feet for habitable structures;
- B. Parcel 2: 30 feet for non-habitable structures and 40 feet for habitable structures;
- C. Parcels 3 and 4: 40 feet for habitable and non-habitable structures.
- III. This permit amends the required agricultural buffer setbacks shown on the map for Minor Land Division 96-0501. All other conditions of Minor Land Division No. 96-0501, Minor Land Division Amendment 97-0290 and Agricultural Buffer Determination No. 96-0025 are, by reference, hereby incorporated into the conditions of this permit.

**AMENDMENTS TO THIS PERMIT APPROVAL SHALL BE PROCESSED IN
ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE**

cc: County Surveyor